

SALE UNDER MORTGAGE**VALUABLE 35½ ACRE PROPERTY****IMPROVED BY PARTIALLY COMPLETED DWELLING**

Located at 12639 Bunker Hill Road, Union Bridge, Frederick County, Maryland. From Frederick County, travel northerly on Rt. 75 through Johnsville; immediately north of Johnsville bear left on Handboard Road and proceed approx. 8/10 mi. to Bunker Hill Road; turn right on Bunker Hill Road and proceed approx. 1/4 mi. to property. From Union Bridge, turn west on Locust Street; at west end of Union Bridge turn south on Good Intent Road and follow approx. 3/4 mi. to Bunker Hill Road; turn left on Bunker Hill Road and follow approx. 2 mi. to sale. **WATCH FOR DIRECTION SIGNS.**

Under and by virtue of the power and authority contained in the Mortgage from Donald A. Alexander and Frances D. D. Alexander, his wife, dated October 4, 1978, and recorded among the Land Records of Frederick County in Book 1064, page 455 &c., which Mortgage was duly assigned unto Ralph G. Hoffman for the purpose of foreclosure and collection, default having occurred thereunder, the undersigned Assignee of Mortgagee will offer for sale at public auction on

SAT., MARCH 13, 1982, 11:00 A.M.

all that tract or parcel of land containing 35½ acres, more or less, and improved by partially completed rancher-type dwelling approx. 40 x 75 ft. containing 7 rooms on main floor and designed for two baths. Sheetrock exposed exterior but designed for aluminum siding. Large basement, cemented floor and studding in place for partitions. Fireplace in basement with walk-out at grade with two sets double sliding glass doors. Designed for two fireplaces on main floor. Asphalt shingle roof. Large deck across rear of dwelling w/beautiful view. Main entrance hallway and entrance hallway into kitchen. Designed for commode and shower in basement. Baseboard heating system (partially installed), private sewage disposal system and private well for water supply. Two-car garage attached to dwelling.

Prospective purchasers desiring information concerning use of property should inquire of Frederick County Planning and Zoning Commission.

The property will be offered as an entirety and will be sold subject to conditions, restrictions and agreements of record affecting the same, if any.

TERMS OF SALE: A deposit of \$10,000.00 by cash, bank-issued or certified check will be required of purchaser at time and place of sale, balance in cash within 5 days following final ratification of sale by the Circuit Court for Frederick County. Interest to be charged at the rate of 15% annum on the unpaid purchase price from date of ratification of sale to date of settlement. In the event the property is subject to the "Deferred or Roll-Back Tax", "Agricultural Development Tax", and/or "Agricultural Transfer Tax", pursuant to Article 81, Annotated Code of Maryland, such taxes shall be paid by purchaser. Real estate taxes and all other liens or charges, public or otherwise, if any, will be adjusted to date of sale. Cost of Documentary Stamps, other Transfer Taxes, and all other costs incident to settlement shall be paid by purchaser. The property is being sold in an "AS IS" condition.

Ralph G. Hoffman
Assignee of Mortgagee
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